



**BRYANT GARDENS CORP.  
FACT SHEET**

**BRYANT GARDENS CORP.**  
**1-15 Bryant Crescent**  
**175 & 185 Bryant Avenue**  
**White Plains, NY 10605**  
**SUPERINTENDENT: Jay Cid**  
**ASSOC SUPT: Ariel Molina**

**LOCATION: Section 131.09,**  
**Block 3, Lot 2**  
**FED. TAX I.D. #13-3056828**

**PHONE: (914) 946-3313**

**TOTAL APARTMENTS: 409**  
**TOTAL SOLD: 389 (107,340 Shares)**  
**COOP OWNED: 1**  
**SPONSOR HELD/UNSOLD: 19 (5,280 shares)**  
**TOTAL PROJECT SHARES – 112,620**  
**DATE CONVERTED: September 15, 1981**

**YEARS BUILT: 1950-1952**

**STYLE: Garden (2 Story)**  
**CONSTRUCTION: Brick Frame**  
**15 BUILDINGS**

**RESERVE FUND: \$925,000**  
**HEATING SYSTEM: Gas (dual fuel)**

**FLIP TAX: None**  
**PRE-WIRED FOR CABLE TV**  
**PRE-WIRED FOR VERIZON FIOS**  
**PROPRIETARY LEASE EXPIRES: 9/30/2060**

**TERMS OF MORTGAGE:** The Mortgage was refinanced on May 21, 2018 with the National Consumer Cooperative Bank (NCB). The Mortgage amount is \$14,000,000. The Interest Rate is 4.39% fixed for the 10-year term. The monthly payment is \$76,945.03. The Mortgage provides for amortization (reduction in principle) based on a 25 Year schedule. The Mortgage will mature May 2028. The balance upon maturity will be approximately \$10,092,000.

**CAPITAL IMPROVEMENTS**

- \* **1987** The electrical system was upgraded to 60 AMP, 208 Volt service with circuit breaker panels in all 409 units.
- \* **2003** The Corporation completed the replacement of all building roofs, 40 year shingle, along with replacement of all apartment mailboxes and new entry signs.
- \* **2007** The Corporation has completed a major Capital Project that included complete renovation of the interior public hallways and replacement of the building entrances with new stone pavers and stone planters.
- \* **2009** Bryant Gardens has started a new Energy Savings Program which includes installation of Danfoss Thermostatic radiator control valves in apartments.
- \* **2010** Bryant Gardens installed brand new energy efficient LED pole lights in the park, two Garden Gazebos and built two community vegetable gardens.
- \* **2011** Sections of Bryant Crescent roadway were repaved along with the parking lot between buildings 1 & 3.



- \*2012 In 2012 Bryant Gardens modernized and installed two new boilers and upgraded the existing boilers to operate on natural gas or oil (dual fuel). Project cost was \$960,000 and was paid for from the Corporations Reserve Fund. Installation of the new Dan Foss thermostatic radiator control valves in all 409 apartments has been completed.
- \*2014 A new stone entry monument with signage was constructed. Bryant Gardens implemented Building Link which is an on line system for shareholders to submit maintenance requests direct to the Superintendent and provides email or phone blast capability to notify residents regarding any important maintenance or urgent issues.
- \*2015 The maintenance office was remodeled and modernized. All 15 Laundry Rooms were renovated and received new equipment. There are 4 washers and 4 dryers per building. Laundry Room equipment operates with a smart card. Bryant Gardens received a grant from NYSERDA and has installed 3 electric car Charging Stations.
- \*2017 The Corporation milled and repaved the large Visitor parking lot behind building 5&7. A new underground irrigation and sprinkler system was installed throughout the property.
- \*2018 Construction of a new Little Tykes' playground has been completed. Bryant Gardens was awarded the "Grand Prize" and acknowledgement from the City of White Plains Beautification Foundation.
- \*2019 Board is moving forward with a 5-year "Major Capital Project" to repair and waterproof the buildings exterior walls and facades. All buildings attics were insulated, the domestic hot water systems were replaced and new decorative LED lighting system was installed in all common areas.
- \*2023 Board approved replacement of children's playground and construction of new adult Outdoor fitness with equipment. Continuation of the façade restoration project.
- \*2024 Five year program to repair the exterior façades on all 15 buildings has been completed.

**GENERAL/POLICIES/AMENITIES:** Bryant Gardens is located on 22 acres with 15 buildings, 28 apartments per building. A laundry room and garbage room are located in the basement of each building. Garbage is picked up daily except Sunday. There are 187 private garages and approximately 550 outdoor spaces for residents and their guests. Garages rent for \$75.00 per month and may not be assigned upon the sale of their unit. The Board of Directors consists of seven members. The Board will not accept an application from an investor who intends to rent out the unit or an individual that smokes. The Superintendent lives on the premises. The seven-member Maintenance staff consists of the Superintendent that lives on the premises, an Associate Superintendent and five porters. Bryant Crescent is a private road that the Co-op maintains. Each building makes its own heat and hot water. The radiators in each apartment are convector type. Investors/Subleasing is not permitted. Since 1984 dogs are not permitted unless it is a prescribed service or ESA animal. Bryant Gardens is a non-smoking building.

**SECURITY SERVICE:** Bryant Gardens maintains a private security service comprised of off duty White Plains police officers.

**MANAGING AGENT:** On site - Robert Orlofsky Realty, Inc., 7 Bryant Crescent, Suite 1C, White Plains, NY 10605. TEL (914) 328-6962 - WEBSITE: [www.robortorlofsky.com](http://www.robortorlofsky.com)

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